

## ARTICLE 46

### SEC. 21-46 REGULATIONS FOR PARKING.

**46.1 Purpose:** To assure the provision and maintenance of safe, adequate, well-designed off-street parking facilities in conjunction with any use or development; to reduce street congestion and traffic hazards; and to promote an attractive environment through design and landscaping standards for parking areas. The following regulations shall apply to all districts and uses except where specific parking regulations for uses are contained in other Articles of this Chapter, in which case the specific regulations for the use shall apply.

**46.2 Applicability:** The following minimum off-street requirements for the parking of automobiles shall apply to all buildings erected, enlargements of existing uses, and uses initiated after the effective date of this Section.

#### **46.3 Exceptions:**

- (a) The requirements set forth in this Article shall be considered minimums, and shall not prevent the Review Authority, as part of any use permit or development review approval, from requiring additional spaces, design modifications or improvements as deemed necessary.
- (b) The parking requirements of this Article may be reduced by minor use permit when the following findings are made by the Review Authority:
  - 1. The characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter; and
  - 2. That reduced parking will be adequate to accommodate on the site all parking needs generated by the use.
- (c) Change in use: Additions and enlargements
  - 1. Whenever there is a change in occupancy which does not increase the need for additional parking by more than two spaces, no additional parking shall be required.
  - 2. Expansions or enlargements of existing buildings shall provide additional parking corresponding to the amount required for the expansion only.
  - 3. No additional parking facilities shall be required solely because of the remodeling of an existing use or building unless there is a change in the use or increase in floor area or other unit of measurement.

#### 46.4 Units of measurement:

- (a) For the purpose of this Article, “floor area” shall mean the total area of all floors of a building as measured to the surfaces of interior walls and including corridors, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices.
- (b) Indoor or outdoor places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each eighteen (18) inches of such shall be counted as one (1) seat for the purpose of determining requirements for off-street parking.

**46.5 Required number of spaces:** Parking spaces for residential, commercial, industrial, and public service uses shall be provided as specified below. For any use not specifically mentioned herein, the Review Authority shall determine the amount of parking required.

<u>Uses</u>	<u>Spaces required</u>
(a) <u>Residential uses</u> 1. Single-family dwelling, duplex or mobile home on individual lots <b>(Ord. No. 2128, 1/14/1993)</b>	Two (2) spaces per dwelling unit. <b>(Ord. No. 2305, 10/19/1995)</b>
2. Triplex, fourplex or multifamily dwelling	Two (2) spaces per dwelling unit; and  One half (1/2) guest parking space for each dwelling unit; and <b>(Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993)</b>  For multifamily dwellings, one (1) recreational vehicle parking space per five (5) dwelling units; <b>(Ord. No. 2305, 10/19/1995)</b>
3. Rooming or boarding house; dormitory	One (1) parking space per rentable room in addition to the parking required for the residence; for dormitories, one hundred (100) square feet of floor area shall be considered a bedroom.

4. Mobilehome in a mobilehome park	<p>Two (2) per dwelling unit; and</p> <p>One (1) recreational vehicle parking space per five (5) dwelling units; and</p> <p>One (1) visitor parking space per four (4) dwelling units. <b>(Ord. No. 2305, 10/19/1995)</b></p>
(b) <u>Commercial uses</u> 1. General	Four (4) spaces; or the following, whichever is greater.
<p>2. Retail Store <b>(Ord. No. 2172, 8/12/1993)</b></p> <p>Personal service establishment, barber or beauty salon</p>	<p>One (1) space per two hundred fifty (250) square feet of floor area for structures up to two thousand (2,000) square feet of floor area;</p> <p>Eight (8) spaces, or one (1) space per three hundred (300) square feet of floor area for structures exceeding two thousand (2,000) square feet of floor area but less than five thousand (5,000) square feet of floor area, whichever is greater.</p> <p>Seventeen (17) spaces, or one (1) space per four hundred (400) square feet of floor area for structures exceeding five thousand (5,000) square feet of floor area, whichever is greater</p> <p>One (1) space per two hundred fifty (250) square feet of floor area or two (2) spaces for each barber or beautician, whichever is greater. <b>(Ord. No. 2172 8/12/1993)</b></p>
<p>3. Banking, finance, loans, law, real estate, or general administrative service</p> <p>Bank which provides drive-through service</p>	<p>One (1) space per three hundred (300) square feet of floor area.</p> <p>As provided in Section 46.16.</p>
4. Restaurant, bar, cocktail lounge	One (1) space for each fifty (50) square feet of floor area used for seating, dancing and assembly.

5.	Hotel, motel and similar use	One (1) space per bedroom; one (1) recreational vehicle space per four (4) units; plus two (2) spaces for the manager's office. <b>(Ord. No. 2128, 1/14/1993)</b>
6.	Service station, not including convenience stores which sell gas.	Two (2) spaces for each working bay plus one (1) space for each employee on the largest shift.
7.	Minor and major auto repair; body and fender shop	One (1) space per five hundred (500) square feet of floor area.
8.	Cabinet, plumbing, heating and electrical shop; construction support service	One (1) space per six hundred (600) square feet of floor area.
9.	Commercial service establishment or retail store which handle only bulky merchandise such as furniture, household appliances, fireplaces	One (1) space per six hundred (600) square feet of floor area.
10.	Outdoor sales facility such as automobile, boat, mobile home, or trailer sales or rental lot, retail nursery and other commercial uses not in an enclosed building	One (1) space for each two thousand (2,000) square feet of display area.
	Commercial rummage sale and flea market	One (1) space per two hundred (200) square feet of sales area.
	Contractor's storage yard	One (1) space per three thousand (3,000) square feet of lot area.
11.	Mini-storage warehouse.	One (1) space per each on-site employee.
12.	Recreational and entertainment:	
	Spectator type, e.g. theater, auditorium, skating rink, sports arena:	Without fixed seats, one (1) space per fifty (50) square feet of floor area; with fixed seats, one space per four (4) fixed seats.
	Participating type:	
	Dance hall	One (1) space per fifty (50) square feet of floor area.
	Tennis and racquetball court	Two (2) spaces per court.
	Spa, health club and the like	One (1) space per two hundred (200) square feet of area.

Public swimming	One (1) space per one hundred twenty-five (125) square feet of pool area.
Miniature golf course	One and one-half (1 ½) parking spaces for each hole.
Golf course	Three (3) spaces per hole plus one (1) space per two hundred fifty (250) square feet of building area used for commercial purposes.
Driving range	One (1) space per tee, or ten (10) feet of lateral distance on an unimproved tee.
Game room/amusement arcade	One (1) parking space per two hundred (200) square feet of floor area.
Commercial stable and riding academy	One (1) parking space for each stall or three (3) horses, whichever is greater.
(c) <u>Industrial uses</u>	
1. General	Four (4) spaces; or the following, whichever is greater.
2. Manufacturing	One (1) space per six hundred (600) square feet of floor area; or one (1) space for each employee on the shift having the largest number of employees, whichever is greater.
3. Warehousing	One (1) space per two thousand five hundred (2,500) square feet of floor area.
4. Incidental office	One (1) space per two hundred fifty (250) square feet of floor area.
5. Vehicle and freight terminal	Two (2) spaces per loading bay.
(d) <u>Public service uses</u>	
1. General	Four (4) spaces; or one (1) space per two hundred fifty (250) square feet of floor area; or the following, whichever is greater.
2. School, college and university:	
Kindergarten and nursery school	One (1) space for each employee plus one (1) space for each ten (10) children.
Elementary and junior high school	One (1) space for each employee plus one (1) space for each eight (8) students.

Senior high school	One (1) space for each employee plus one (1) space for each six (6) students.
College, university and institutions of higher learning; business and professional school or college; trade, art and craft school or college; music and dancing school	One (1) space for each three (3) students.
3. Church	One (1) space for every four (4) fixed seats, or one (1) space per fifty (50) square feet of area in church or auditorium, plus one (1) space per six hundred (600) square feet of floor area of all facilities. <b>(Ord. No. 1749, 7/7/1988)</b>
(e) <u>Health and care facilities</u>	
1. General	Four (4) spaces, or the following, whichever is greater.
2. Hospital or other health facility	One (1) space for each two (2) beds, plus one (1) space for each six hundred (600) square feet of area.
3. Medical, dental, chiropractic office or clinic	Four (4) spaces per doctor or one (1) space per two hundred fifty (250) square feet of floor area, whichever is greater.
4. Rest home and other community care facility	One (1) space for each two (2) beds plus one (1) space for manager or owner.
5. Small and large animal clinic	One (1) space per three hundred (300) square feet of floor area.

**46.6 REPEALED. (Ord. No. 2172, 8/12/1993)**

**SEC. 21-46.10 PERFORMANCE STANDARDS.**

**46.11 Space requirements:**

- (a) A required off-street open parking space shall not be less than nine (9) feet in width and not less than twenty (20) feet in length (9' x 20'), exclusive of access drives or aisles, ramps, posts or other uses of space. Such space shall have a vertical clearance of not less than seven (7) feet.
- (b) If a parking lot includes ten (10) parking spaces or more, then one small car space of not less than seven and one-half (7 ½) feet in width and not less than sixteen (16) feet in length (7.5' x 16') may be permitted. For each (8) spaces

thereafter, a small car space may be provided. All compact spaces shall be clearly marked and permanently identified.

- (c) Parking lots with twenty (20) or more spaces may replace regular spaces with motorcycle spaces at a ratio of one motorcycle space per each twenty (20) required spaces. Motorcycle spaces are to be a minimum three (3) feet in width and six (6) feet in length (3' x 6').
- (d) Parallel parking: Space dimensions are to be nine (9) feet in width and twenty two (22) feet in length (9' x 22'). Aisle widths for parallel parking are to be twelve (12) feet in width for one-way aisles and twenty-four (24) feet in width for two-way aisles.
- (e) Handicapped parking: Every parking facility serving commercial, industrial and public uses shall include parking stalls for the physically handicapped. Parking stalls for the handicapped shall have a minimum width of fourteen (14) feet and a minimum length of twenty (20) feet (14' x 20'). The number of handicapped parking stalls required shall be one (1) per forty (40) spaces, but in no case less than one (1) space, and shall meet the requirements of the State Building Code, Chapter 2-7102, et. seq.

Exceptions to this requirement may be made by the Review Authority when the circumstances of the particular case meet the requirements for exceptions of the State Building Code, Chapter 2-7102, et. seq. (**Ord. No. 1749, 7/7/1988**)

- (f) Bicycle parking: A minimum of one (1) post or rail type bicycle rack or similar device shall be provided for each fifteen (15) spaces in any parking lot for the following:
  - 1. In any "[C1](#)", "[C2](#)", or "[CR](#)" district; or
  - 2. For the following uses a minimum of one (1) rack and additional racks at the above rate: Gamerooms and amusement arcades, bowling alleys, theaters, tennis courts, swimming pools, skating rinks, miniature golf courses, public service uses and buildings, schools, sports arenas and stadiums.

Required bicycle racks, posts or similar devices should provide for one or more bicycles and should be located near the entrance of the building(s) or use they serve and not interfere with vehicular or pedestrian circulation and be designed to provide for locking of the bicycle to the rack.

- (g) Shopping carts: Uses proposing to utilize shopping carts, including but not limited to, variety stores, junior department stores, home improvement centers, hardware stores, and grocery stores shall provide area(s) within the parking lot for the storage of shopping carts. These storage areas shall be specifically marked as such and shall be constructed in a manner which will physically contain the carts and not interfere with vehicular or pedestrian circulation.

- (h) Recreational vehicle (RV) parking spaces: Required spaces shall not be less than ten (10) feet in width and twenty (20) feet in length (10' x 20') when located in a parking lot; or a minimum area of three hundred twenty-five (325) square feet shall be provided per required space when separate storage parking lots are proposed, provided that such lots are fenced and screened by solid fencing or landscaping. **(Ord. No. 1749, 7/7/1988)**

#### **46.12 Maintenance of parking spaces:**

- (a) No parking area or parking space provided for the purpose of complying with the provisions of this Article shall thereafter be eliminated, reduced, or converted in any manner unless equivalent facilities approved by the County are provided elsewhere in conformity with this Article. The permit for the use for which the parking was provided shall immediately become void upon the failure to comply with the requirements of this Article.

#### **46.13 Location requirements:**

- (a) Parking required in any district shall be located on the same lot as the building or use that it is to serve, or located on an adjacent or contiguous lot pursuant to an agreement with the County that the lots in question be held as one lot for the life of the project or merged to create one lot, except as provided in Subsections (b) and (d) below. Off-street parking shall be available without charge except for public institutions.
- (b) Off-street, off-site, and non-contiguous parking lots may be permitted when located within three hundred (300) feet of the lot line, containing the building or use that the parking is to serve subject to a minor use permit, or when located further than three hundred (300) feet of the lot line, containing the building or use the parking is to serve subject to a major use permit, and provided that the parking lot is in the same ownership as the use, or is under a recorded lease with the use that provides that the parking will exist as long as the use it serves, unless the parking is replaced with other spaces that satisfy the requirements of this Article. **(Ord. No 2559, 06/21/2001)**
- (c) Shared on-site parking adjustment: Where two (2) or more nonresidential uses are on a single site, the number of parking spaces may be reduced through adjustment at a rate of five (5) percent for each separate use, up to a maximum of ten (10) percent as long as the total number of spaces is not less than required for the use requiring the largest number of spaces. The parking adjustment shall be reviewed and approved by the Review Authority.
- (d) Joint use parking adjustment: Where two (2) or more nonresidential uses propose to share parking spaces on or off-site, the applicant shall meet the applicable requirements of Subsection (b) and the applicant shall show that there is no substantial conflict in the operating hours or uses. The required parking shall equal that of the use requiring the higher number of parking spaces pursuant to this Article.



An on-site parking adjustment shall be reviewed and approved by the Review Authority.

- (e) Any off-street parking space, whether open or enclosed, shall be located so as to be individually accessible and useable for the parking of motor vehicles, except as provided in Section 46.14.
- (f) Uncovered parking in any required yard area bordering a street is prohibited except in the case of single-family residential, duplex, triplex or fourplex residential development provided that such parking is in tandem to and adjacent to required covered parking. **(Ord. No. 2128, 1/14/1993)**
- (g) Handicapped stalls shall be located so that the handicapped person will not be required to wheel behind parked cars other than parked cars for the handicapped, while entering or exiting the parking area. Said stalls shall be located as close as possible to the main entrance of the building. Except as provided in Chapter 2-7102 of the State Building Code, each parking stall for the physically handicapped shall be clearly identified with posting immediately adjacent to and visible from each stall or space, a sign consisting of a profile view of a wheelchair with occupant in white on a blue background.

Exceptions to this requirement may be made by the Review Authority when the circumstances of the particular case meet the requirements for exceptions of the State Building Code, Chapter 2-7102, et.seq. **(Ord. No. 1749, 7/7/1988)**

#### **46.14 Access requirements:**

- (a) Parking lots are to be designed and improved to prevent vehicular access at any point other than designated points of ingress (entrance) or egress (exit). This applies to both commercial and residential areas. Driveway access locations shall be approved by the Review Authority.
- (b) Each developed site shall not have more than two (2) accessways to any one street, except as provided for in a required use permit.
- (c) There should be a minimum distance of twenty-four (24) feet between driveway curb cuts along any street frontage.
- (d) No driveway shall be allowed to encroach closer than twenty (20) feet to the end or beginning of the radius on any street corner unless approved by the Department of Public Works.
- (e) The width of a driveway providing access to a parking lot from the public street or between separate parking areas on a site is to be a minimum of twelve (12) feet for one-way access, twenty (20) feet for multiple-family residential, and commercial or industrial two-way access. **(Ord. No. 1749, 7/7/1988)**
- (f) No driveway entering onto a right-of-way shall exceed a width of thirty (30) feet.

- (g) For commercial use a driveway access grade of no more than eight (8) percent shall be allowed for the first forty (40) feet, thereafter a grade of over twelve (12) percent shall not be acceptable without prior approval of Planning Department and Department of Public Works.
- (h) For single-family residential uses in all “[APZ](#)”, “[A](#)”, “[TPZ](#)”, “[RL](#)”, “[RR](#)” and “[SR](#)” zoning districts, the first fifty (50) feet of a driveway beginning at the edge of the existing improved surface shall be constructed and maintained with an all-weather surface. An all-weather surface includes: Six (6) inches of gravel or crushed rock, an oil and rock surface, asphaltic concrete, or concrete.

In all other zoning districts, all driveways shall be constructed and maintained with an all-weather surface of asphaltic concrete or concrete unless another all-weather surface is approved by the Review Authority. (**Ord. No. 1749, 7/7/1988**)

**46.15 Design specification requirements:** Parking lots shall be designed according to minimum specifications as set forth in this Section and Table 1. A sample parking and circulation plan is provided in Figure 1 to show how the minimum specifications may be applied. (**Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993**)

- (a) The required front yard setback dimension (A) as shown in Figure 1 shall be as specified for the zone in which the parking lot is to be located or as provided in Article 41; however, such dimension shall not be less than ten feet (10) unless modified as permitted in [Article 41](#).
- (b) The wheelstop setback dimension (E) as shown in Figure 1 shall be a minimum of three (3) feet.
- (c) The minimum driveway width (F) at any parking stall angle less than forty five (45) degrees, including parallel stalls, shall be twelve (12) feet as shown in Figure 1.
- (d) The turnaround or end driveway width (G) as shown in Figure 1 shall be a minimum of eighteen (18) feet.
- (e) Parking areas are to be designed so as to not require or encourage cars to back out into a public street, public or private pedestrian walk, or public alley, in order to leave the lot or to maneuver out of the parking space.
- (f) Except as provided for in Section 46.13(f), no parking space shall be designed to back out directly toward a right-of-way without a minimum clearance between right-of-way and the rear of the stall of twenty five (25) feet at a ninety (90) degree angle.

**Table 1. Required parking and circulation dimensions.**

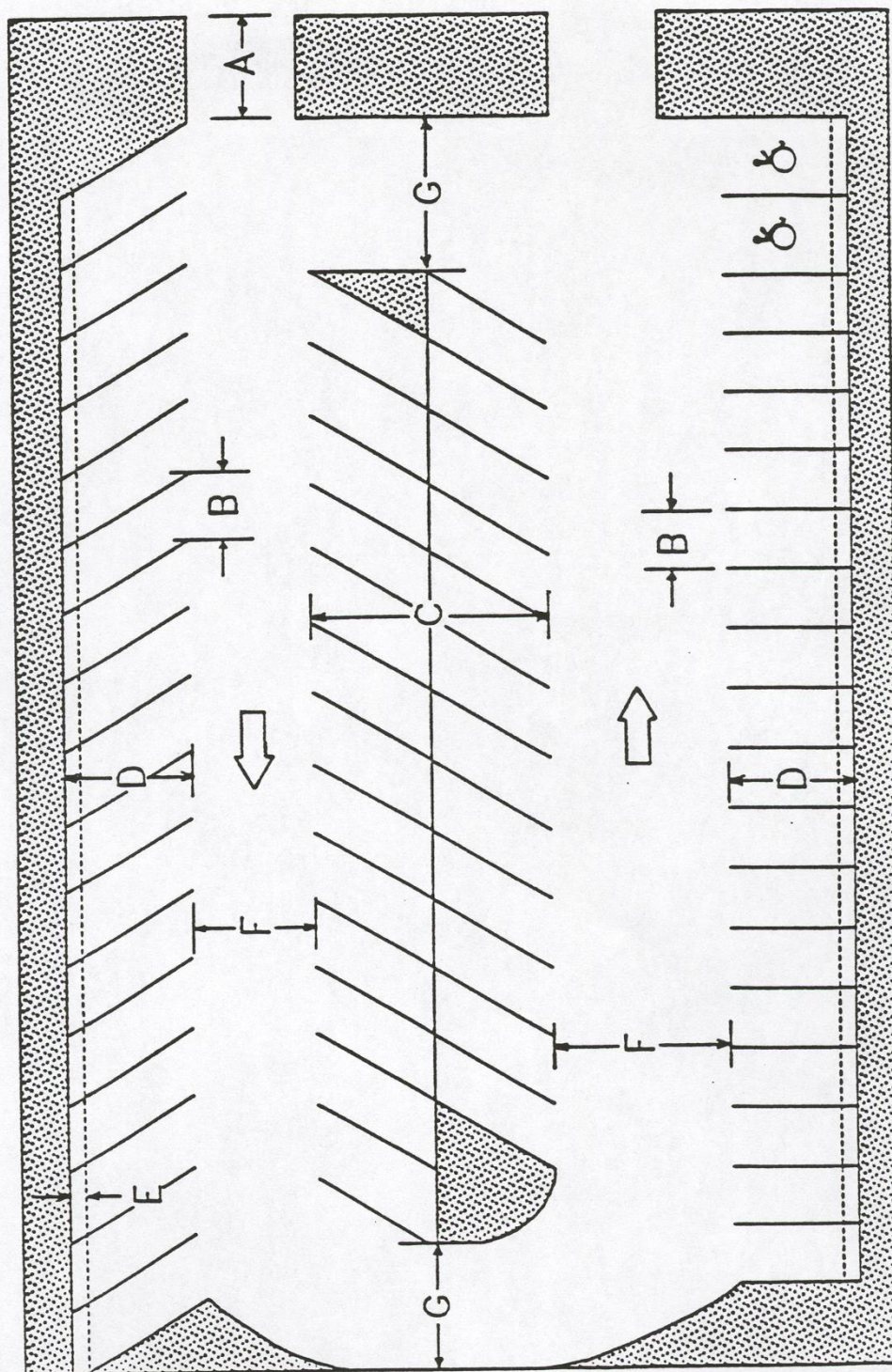
ANGLE	STALL WIDTH (B)	STALL DEPTH (C)	STALL DEPTH (D)	DRIVEWAY WIDTH (F)
45 <sup>0</sup>	12.7'	33.2'	19.8'	12.0'
60 <sup>0</sup>	10.4'	37.5'	21.0'	15.0'
90 <sup>0</sup>	9.0'	38.0'	20.0'	25.0'

(Note: For any given parking angle not specifically listed in Table 1, use a table angle nearest the given angle, or an average of the two appropriate measurements.)

- (g) Parking may be designed to include tandem parking only in the following situations:
  1. In a parking area serving a single-family dwelling, duplex, triplex, or fourplex residential development where the tandem parking is not more than two (2) cars in depth provided that such parking is in tandem to and adjacent to required covered parking. **(Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993)**
  2. In a public garage or public parking lot where all parking is performed by attendants at all times, or for public assembly facilities and temporary events where user arrivals and departures are simultaneous and parking is attendant-directed.
  3. For all-day employee parking lots restricted to employee use, provided that required aisle widths are maintained, and no more than fifty (50) percent of the employee spaces are designed for tandem use.
- (h) All parking lots providing ten (10) or more spaces, or any parking lot which contains angled parking, shall provide permanent directional markers to indicate driveway location and circulation pattern.
- (i) Parking lot spaces serving multifamily residential, commercial and industrial uses which face sidewalks, walkway curbs or landscaped perimeters shall be provided with adequate wheel stops.
- (j) All parking lots containing four (4) or more spaces shall be required to submit a landscaping plan as set forth in [Article 41](#), Section 41.9.
- (k) A parking lot of four (4) or more spaces shall be surfaced with an asphaltic, cement, or other appropriate pavement material to provide a durable surface. It shall be graded and drained to dispose of all surface water accumulated, and shall be arranged and marked to provide for orderly and safe loading, unloading, parking and storage of vehicles.

Figure 1.

Sample parking and circulation plan.



Refer to Table 1 for dimensions.

46-12a

**46.16 Drive-in and drive-through facilities:** In addition to the parking space requirements of Section 46.5, retail or service commercial uses providing drive-in and drive-through services shall provide the following:

- (a) Staking area: An area that is physically separated from other traffic circulation on the lot shall be provided for cars waiting for drive-through service. The stacking area is to accommodate at least four (4) cars per drive-through window in addition to the car(s) receiving service. Separation of the stacking area from other traffic shall be by concrete or asphalt curb.
- (b) Lane separation: An on-site circulation pattern shall be provided for drive-through traffic that separates such traffic from that of parking customers. Separation should be by paint-striped lanes from the point of lot access to the stacking area. Such lanes shall be at least ten (10) feet wide.
- (c) Access driveways or lanes to drive-through windows shall diverge, not converge.
- (d) Directional signs: Signs are to be provided that indicate the entrance, exit and one-way path of drive-through lanes.

**46.17 Off-street loading facilities:**

- (a) In any district, in connection with every building, or part thereof, erected and having a gross floor area of ten thousand (10,000) square feet or more, which building is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same parcel with such building, at least one (1) off-street loading space, plus one (1) additional off-street loading space for each twenty thousand (20,000) square feet, or major fraction thereof, of gross floor area.
- (b) Retail nurseries shall have one (1) loading space per each acre of use area.
- (c) Each loading space shall be not less than thirty-five (35) feet in length and twelve (12) feet in width and have an overhead clearance of at least fourteen (14) feet.
- (d) A loading space shall not be located in a required front yard and shall be screened from adjoining sites by a fence of not less than eight (8) feet when adjacent to an "R" district. Further, sufficient room for the turning and maneuvering of vehicles must be provided on the site. Required loading spaces shall not interfere with the access to any required parking lot or space.